

# The Lodges at Storrs

Hunting Lodge Road

Inland Wetlands Public Hearing 9/06/16

# Conceptual Site Plan



## Site Summary

Development Area:	± 22 ac
Total Buildings:	47
Total Beds:	692
Parking:	554 spaces (0.8 / bed) ±15 spaces for rec. area

	# Bldgs.	# Units	# Beds
<b>Bldg "A"</b>			
4-BD Towns x4 Units	32	128	512
<b>Bldg "B"</b>			
2-BD Flats x2 Units	15	90	180
4-BD Towns x2 Units			
<b>Total</b>	<b>47</b>	<b>218</b>	<b>692</b>

THE LODGES AT STORRS

CONCEPTUAL SITE PLAN

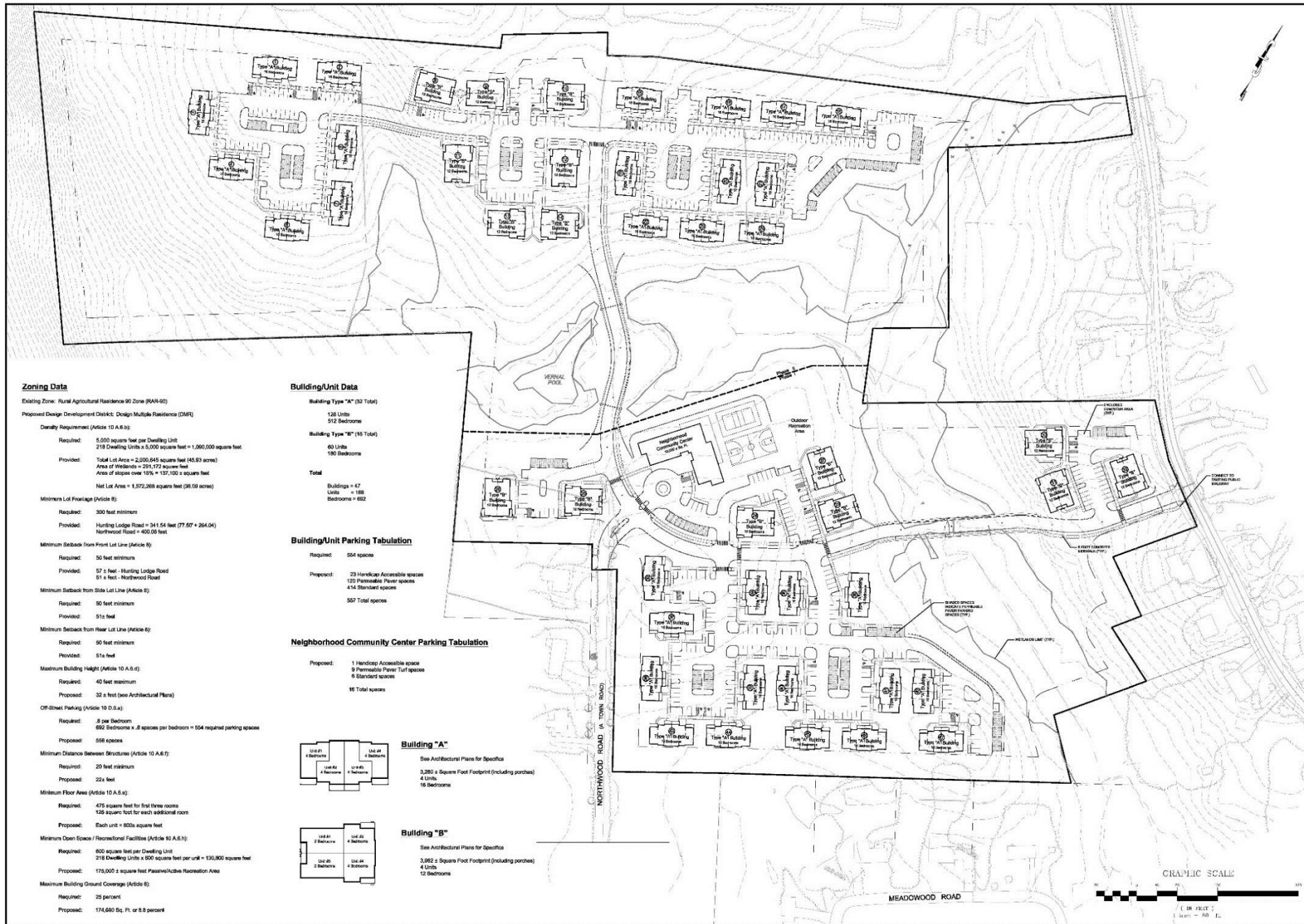


KTGY # 20140673  
2016.01.26

Architecture+Planning  
8605 Westwood Ctr Dr, Ste 300  
Vienna, VA 22182  
703-992-6116  
ktgy.com







**Zoning Data**

Existing Zone: Rural Agricultural Residence 90 Zone (RAR-90)  
Proposed Design Development District: Design Multiple Residence (DMR)  
Density Requirement (Article 10 A.6.b)  
Required: 5,000 square feet per Dwelling Unit  
218 Dwelling Units x 5,000 square feet = 1,090,000 square feet  
Provided: Total Lot Area = 2,000,645 square feet (45.93 acres)  
Area of Wetlands = 291,172 square feet  
Area of slopes over 10% = 137,100 square feet  
Net Lot Area = 1,572,369 square feet (36.09 acres)

**Minimums Lot Frontage (Article 8)**

Required: 300 feet minimum  
Provided: Hunting Lodge Road = 341.54 feet (77.57' + 264.04)  
Northwood Road = 400.00 feet

**Minimum Setback from Front Lot Line (Article 8)**

Required: 50 feet minimum  
Provided: 57 feet - Hunting Lodge Road  
51 feet - Northwood Road

**Minimum Setback from Side Lot Line (Article 8)**

Required: 50 feet minimum  
Provided: 51 feet

**Minimum Setback from Rear Lot Line (Article 8)**

Required: 50 feet minimum  
Provided: 51 feet

**Maximum Building Height (Article 10 A.6.d)**

Required: 40 feet maximum  
Proposed: 32 feet (see Architectural Plans)

**Off-Street Parking (Article 10 D.5.a)**

Required: 8 per Bedroom  
692 Bedrooms x 8 spaces per bedroom = 554 required parking spaces  
Proposed: 558 spaces

**Minimum Distance between Structures (Article 10 A.6.f)**

Required: 20 feet minimum  
Proposed: 22 feet

**Minimum Floor Area (Article 10 A.5.a)**

Required: 475 square feet for first three rooms  
126 square feet for each additional room  
Proposed: Each unit = 800s square feet

**Minimum Open Space / Recreational Facilities (Article 10 A.6.h)**

Required: 600 square feet per Dwelling Unit  
218 Dwelling Units x 600 square feet per unit = 130,800 square feet  
Proposed: 175,000 square feet Passive/Active Recreation Area

**Maximum Building Ground Coverage (Article 8)**

Required: 25 percent  
Proposed: 174,660 Sq. Ft. or 8.8 percent

**Building/Unit Data**

Building Type "A" (32 Total)  
128 Units  
512 Bedrooms  
Building Type "B" (15 Total)  
60 Units  
180 Bedrooms

Total  
Buildings = 47  
Units = 188  
Bedrooms = 692

**Building/Unit Parking Tabulation**

Required: 554 spaces  
Proposed: 23 Handicap Accessible spaces  
120 Permissible Paved spaces  
414 Standard spaces  
557 Total spaces

**Neighborhood Community Center Parking Tabulation**

Proposed: 1 Handicap Accessible space  
9 Permissible Paved/Turf spaces  
6 Standard spaces  
16 Total spaces



**Building "A"**

See Architectural Plans for Specifics  
3,280 ± Square Foot Footprint (including porches)  
4 Units  
16 Bedrooms



**Building "B"**

See Architectural Plans for Specifics  
3,982 ± Square Foot Footprint (including porches)  
4 Units  
12 Bedrooms

**THE LODGES AT STORRS**

MASTER PLAN  
STORRS LODGES, LLC  
HUNTING LODGE ROAD  
MANFELD, CONNECTICUT

MA-1

F.A. Hesketh & Associates, Inc.  
6 Creamery Road, East Granby, CT 06026  
Cell & Traffic Engineers • Surveyors • Planners • Landscape Architects

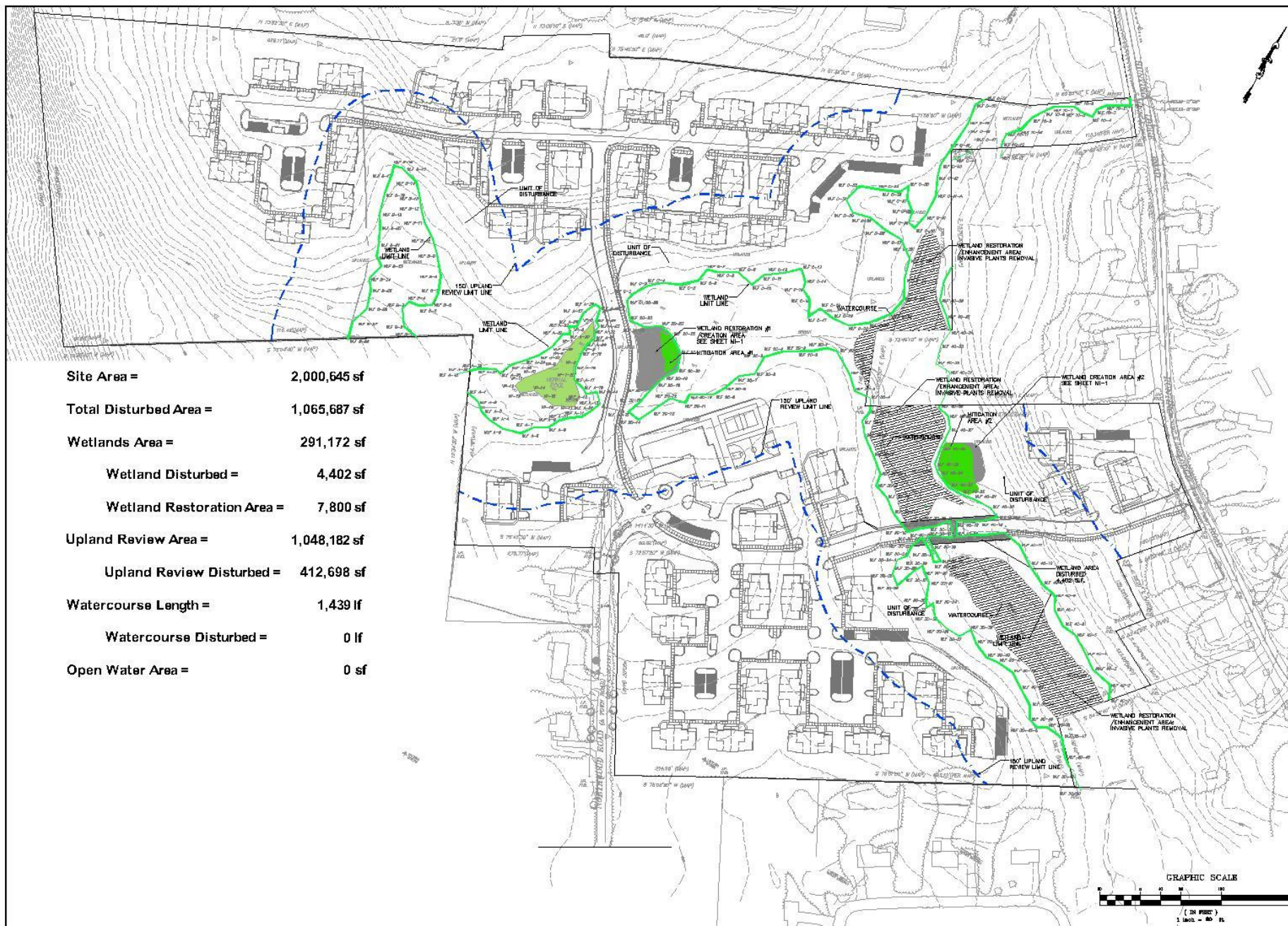
Phone (860) 552-8000  
Fax (860) 544-8000  
e-mail: info@fah.com

**Master Plan**









## THE LODGES AT STORRS

**FAH**  
F. A. Heskeith & Associates, Inc.,  
a Creamery Brand, East Granby, CT 06026  
and 2 Trade Dressings: Designer: J. P. Hines, Ltd., 1000 N. 1st St.,  
Phoenix, AZ 85004  
Fax: 602-254-1000  
e-mail: fah@hsketh.com

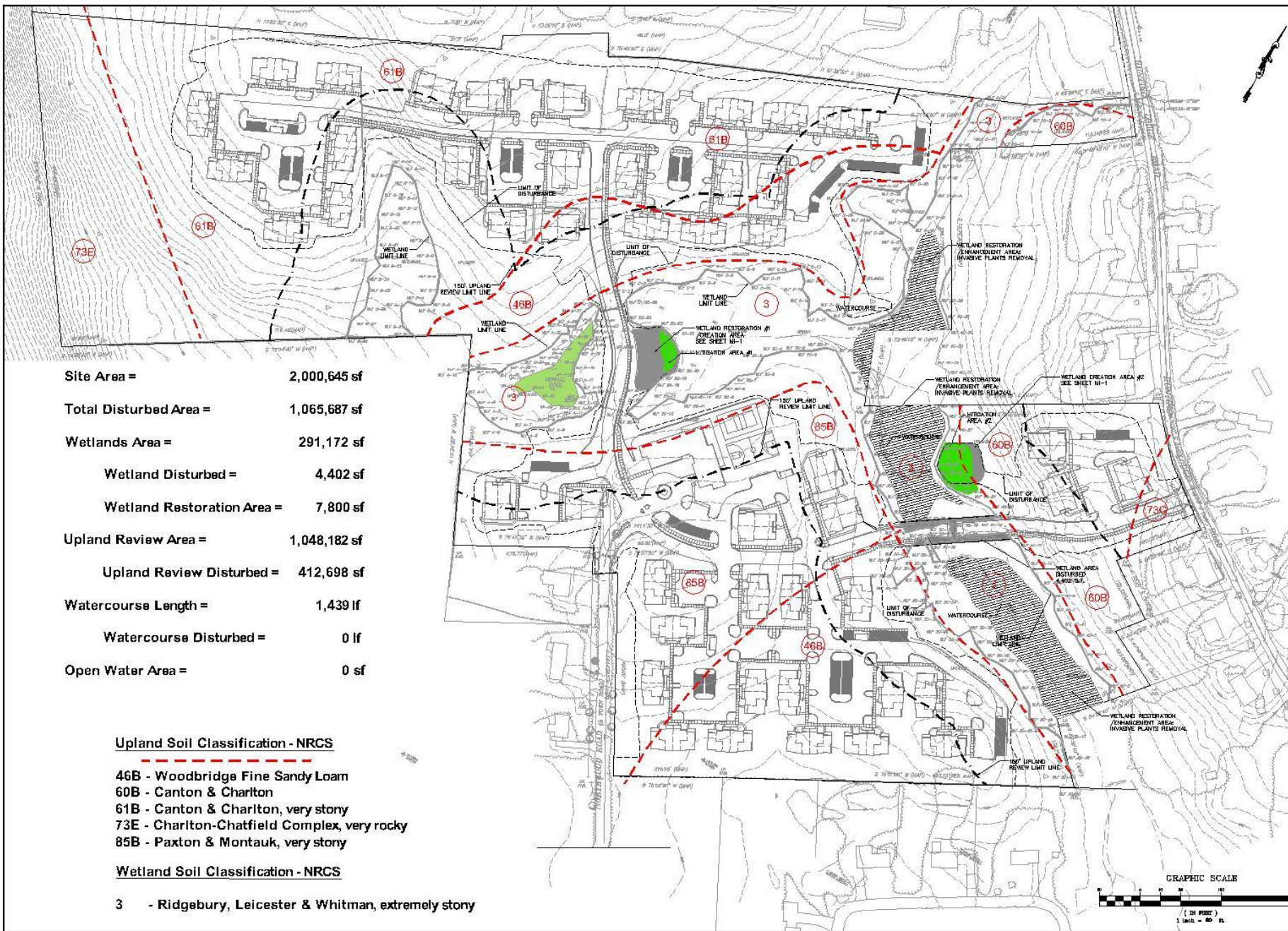
INLAND WETLANDS PLAN		No.	Date	Revised
STORRS LOGES, LLC		1	06-10-2016	Event Normalized
HUNTING LODGE ROAD WATERFIELD, CONNECTICUT				
Drawn by: CAD		Job no.:	04061	
Checked by: ZSSZ		Sheet no.:	1 of 1	
Scale: 1" = 30'				
Date: 05-16-16				

**1-M**

GRAPHIC SCALE

( IN FEET )  
1 inch = 80 ft





Site Area = 2,000,645 sf  
 Total Disturbed Area = 1,065,687 sf  
 Wetlands Area = 291,172 sf  
     Wetland Disturbed = 4,402 sf  
     Wetland Restoration Area = 7,800 sf  
 Upland Review Area = 1,048,182 sf  
     Upland Review Disturbed = 412,698 sf  
 Watercourse Length = 1,439 lf  
     Watercourse Disturbed = 0 lf  
 Open Water Area = 0 sf

#### Upland Soil Classification - NRCS

46B - Woodbridge Fine Sandy Loam  
 60B - Canton & Charlton  
 61B - Canton & Charlton, very stony  
 73E - Charlton-Chatfield Complex, very rocky  
 85B - Paxton & Montauk, very stony

#### Wetland Soil Classification - NRCS

3 - Ridgebury, Leicester & Whitman, extremely stony

## THE LODGES AT STORRS

F.A. Hesketh & Associates, Inc.



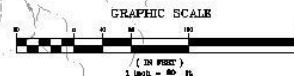
Project: Wetland  
 Date: 03/16/16  
 Sheet: 1 of 1

No.	Date	Description
1	03-16-2016	Final comments
2	03-16-2016	Add Wetland Soil Types

INLAND WETLANDS PLAN  
 STORRS LODGES, LLC  
 HUNTING LODGE ROAD  
 HARTFORD, CONNECTICUT

Date: 03-16-16  
 Drawn by: CAD  
 Job no.: 04261  
 Scale: 1" = 80'  
 Checked by: JSS  
 Sheet no.: 1 of 1

IW-1

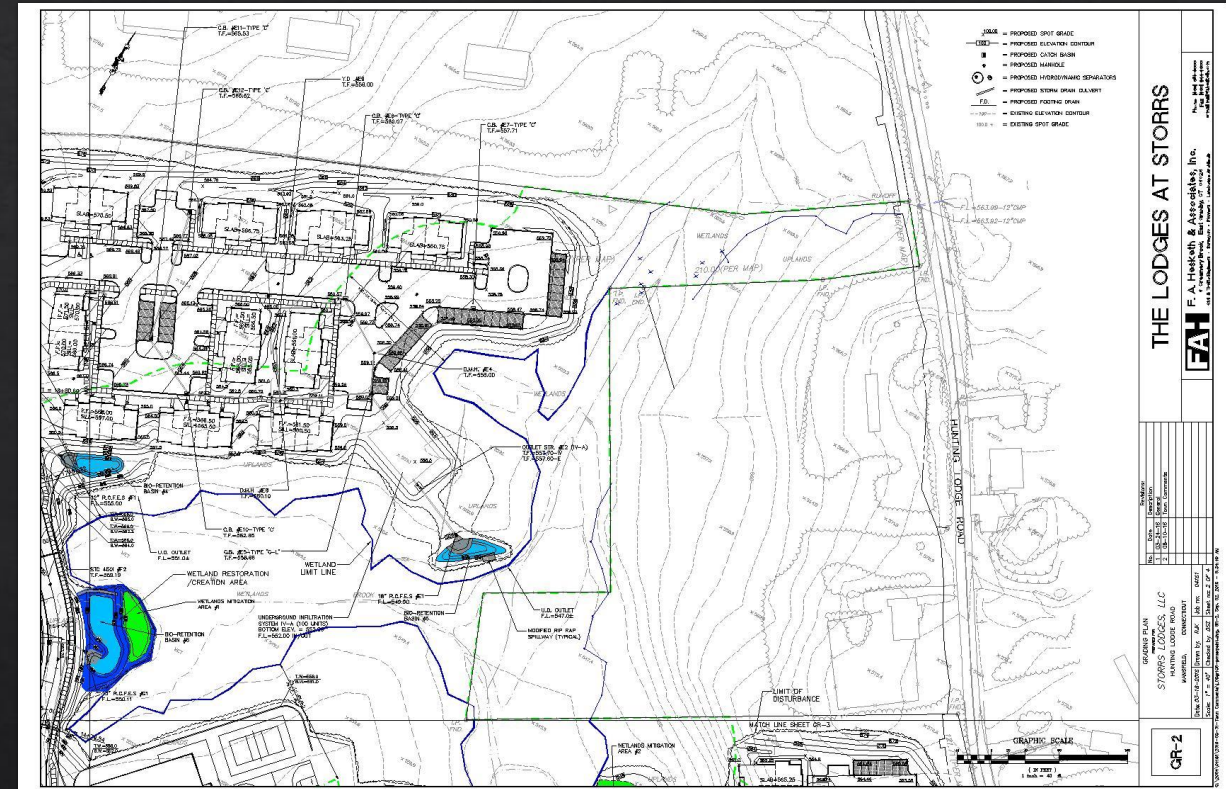
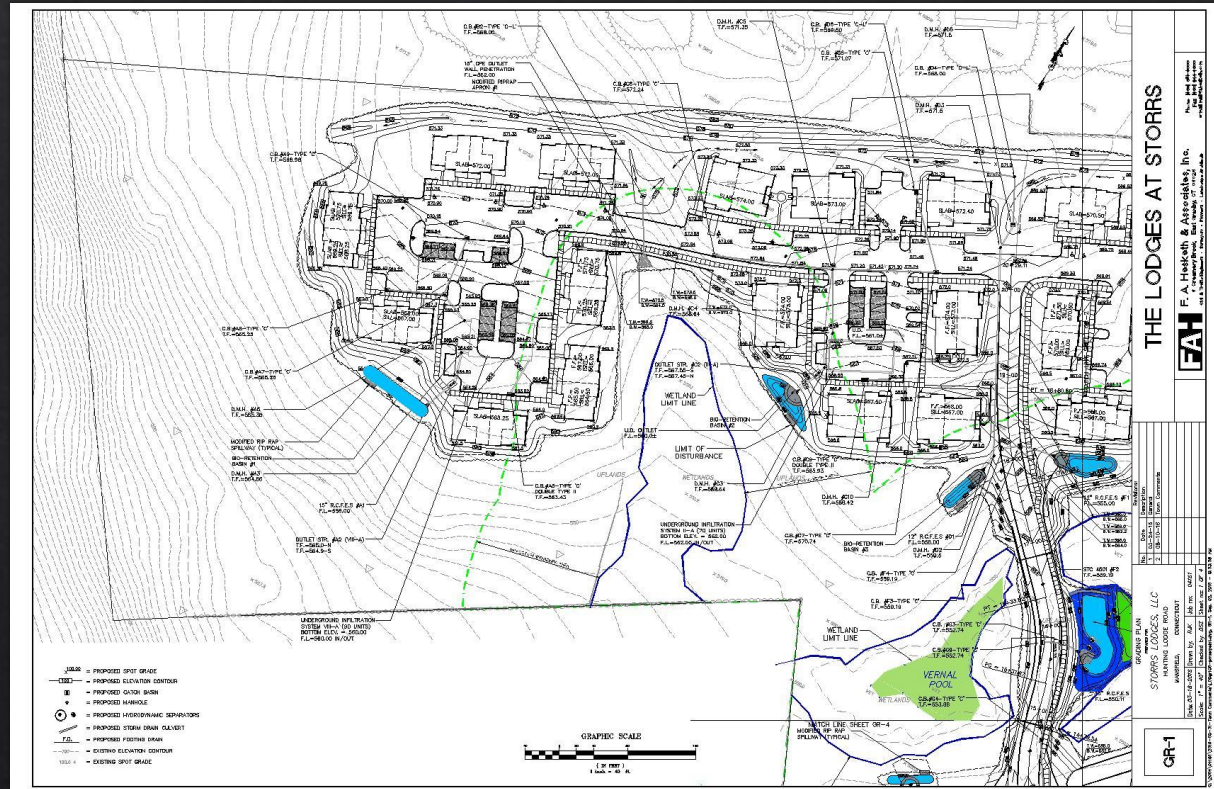


# Inland Wetlands Plan

## Soil Classifications

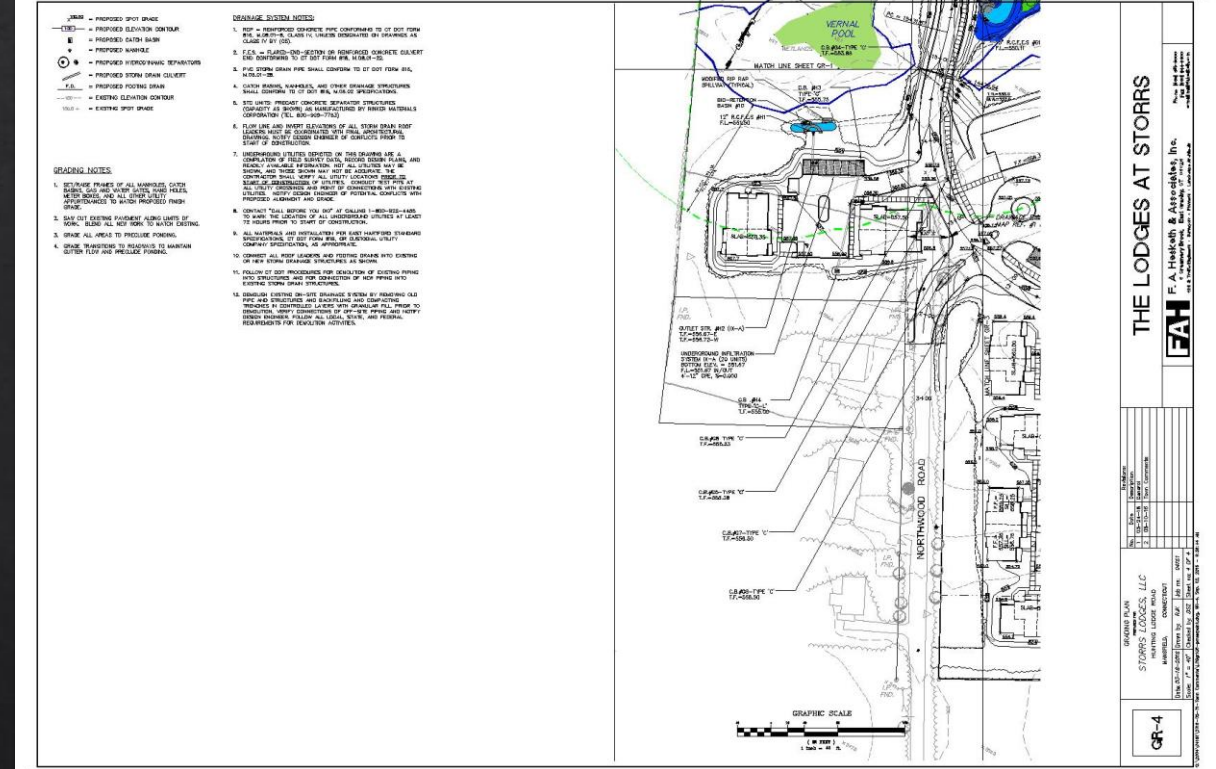
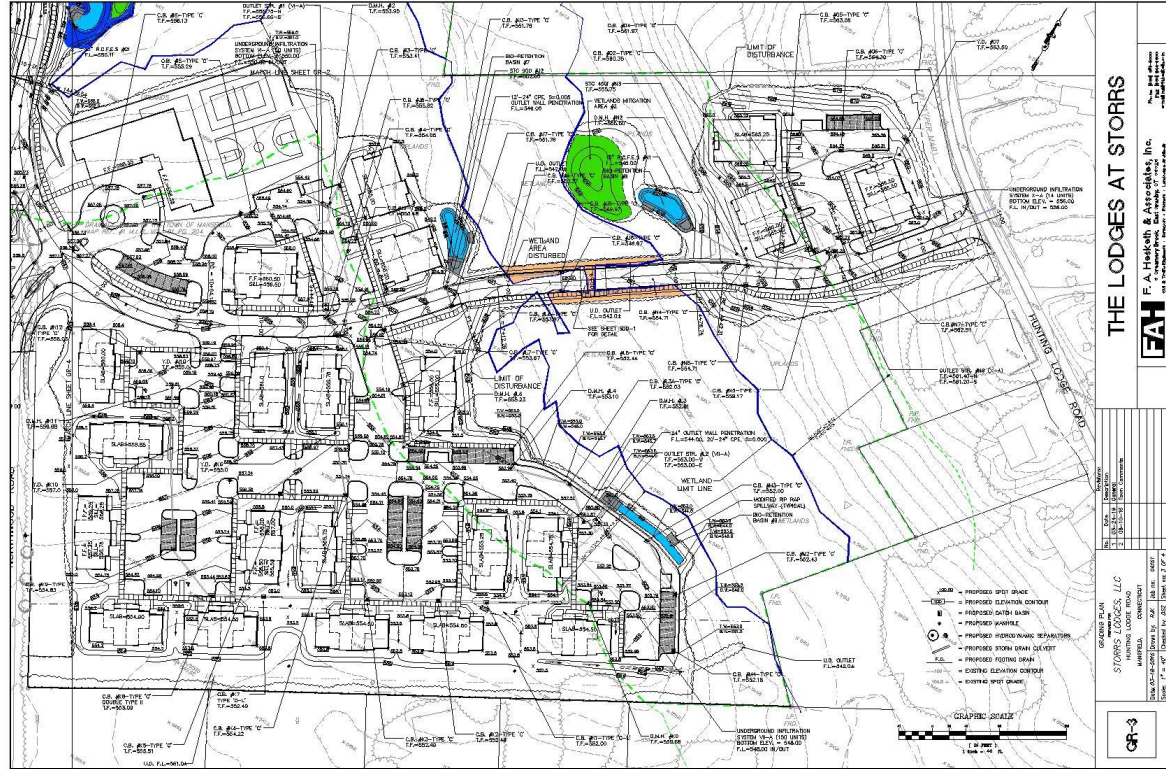


# Grading Plan - Sheets GR-1 and GR-2





# Grading Plan - Sheets GR-3 and GR-4





## **SOIL EROSION AND SEDIMENT CONTROL**

Plans comply with the CT DEEP Connecticut Guidelines for Soil Erosion and Sediment Control.

### *TEMPORARY*

- **Construction Exit (anti-tracking pad) [CE]**
- **Silt Fence Erosion Control [SFEC]**
- **Hay Bale Erosion Check [HBEC]**
  - **For areas adjacent to resource area both SFEC and HBEC are specified**
- **Hay Bale Check Dams [HBCD]**
- **Inlet Protection**
  - **HBEC or Silt Sack**
- **Temporary Soil Stockpile [TSS]**
- **Temporary Sediment Trap [TST]**
- **Other requirements of the Guidelines to be met**
  - **Temporary seeding/stabilization**
  - **Erosion control blankets**
  - **Dust control, street sweeping, etc.**

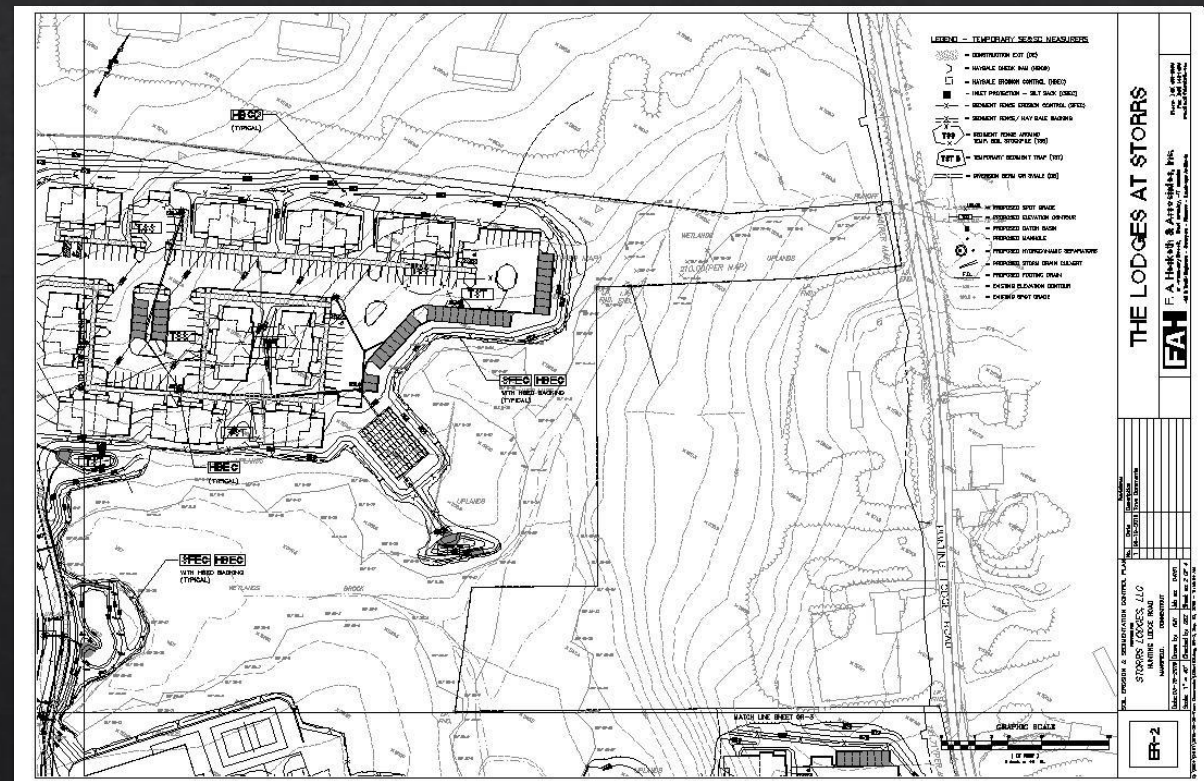


## SOIL EROSION AND SEDIMENT CONTROL (CNT'D)

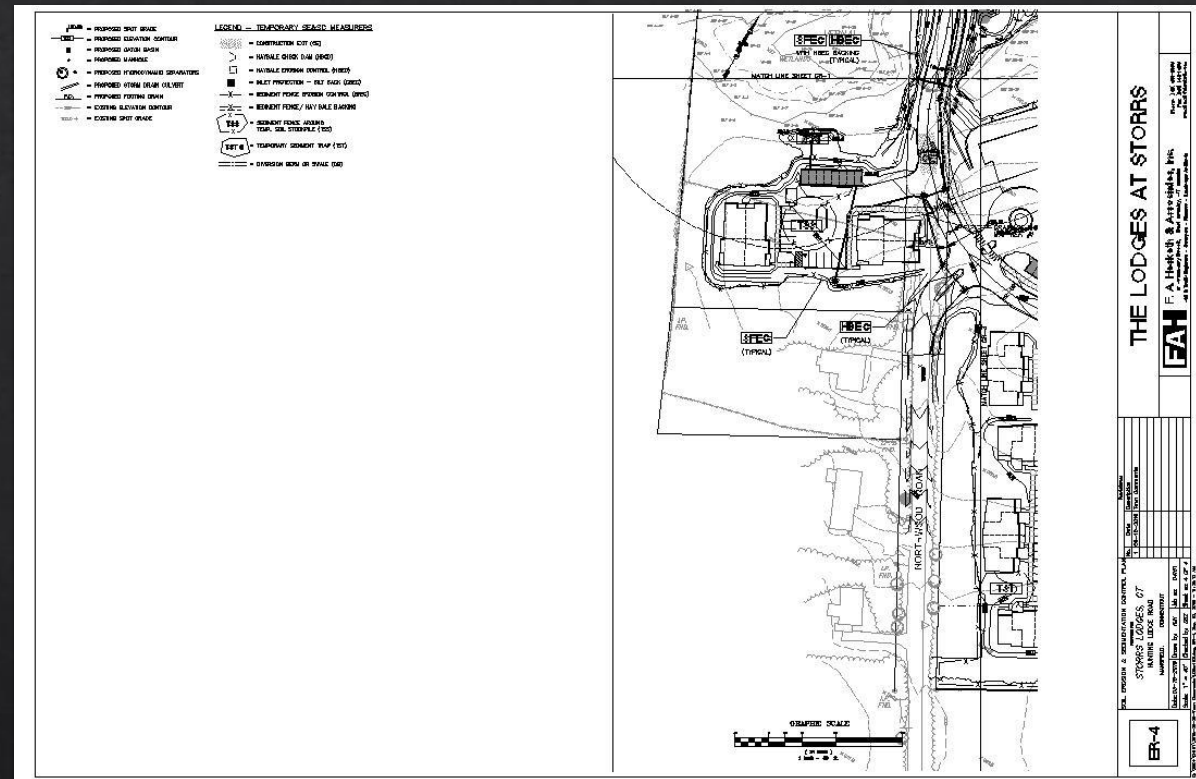
### *PERMANENT*

- **Final Stabilization**
- **Rip Rap outlet protection and flared-end outlet sections**
- **Hydrodynamic Separators**
- **Catch basins with trap hoods**
- **Housekeeping**
  - **Street sweeping**



[illegible]



[illegible]



## **STORMWATER MANAGEMENT PLAN COMPONENTS**

The overall Stormwater Management Plan for the project includes the implementation of Best Management Practices (BMP's) with Low Impact Design (LID) techniques to produce a Treatment Train to treat runoff consistent with the guidelines recommended by CTDEEP, as follows:

- **Stormwater BMP Design Elements**
  - Use of permeable paver units in selected overflow parking space areas
  - Discharge of roof leaders not connected to the storm sewer system to multiple splash blocks around the building perimeter and connection to the underground infiltrator systems to the extent possible to promote infiltration
  - Installation of pre-cast catch basins with 4-foot sumps and hooded outlets
  - Incorporation of hydrodynamic separators in storm drain systems
  - Use of a combination of underground infiltration systems and bio-retention basins prior to outlet discharge for primary treatment
  - Use of flared end sections and level spreaders for secondary treatment and velocity dissipation

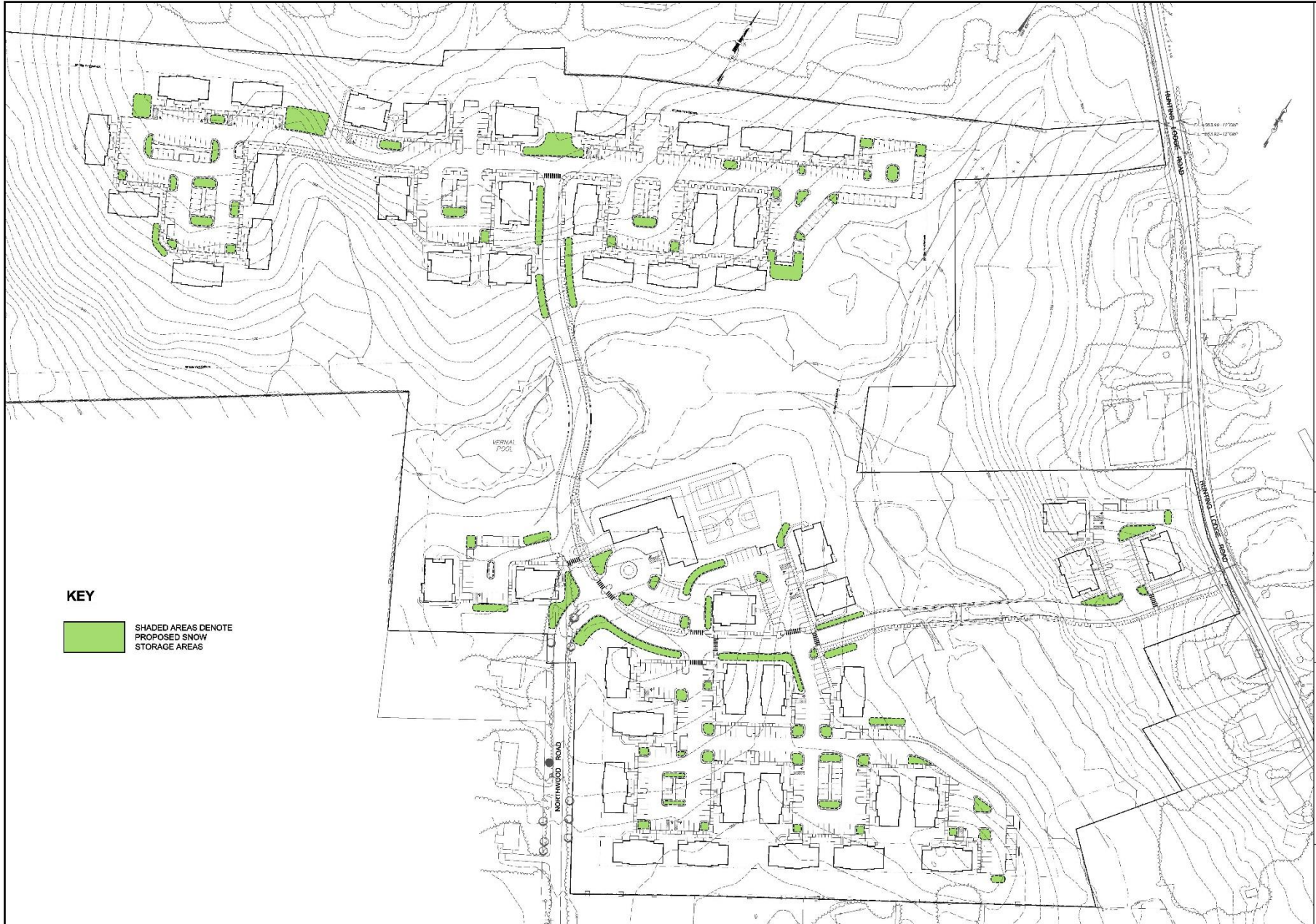


- **Stormwater BMP Design Elements (cnt'd)**
  - Incorporation of multiple discharge points to minimize flow concentrations.
  - 2004 SWQM Goals met:
    - 80% TSS removal by providing treatment of minimum Water Quality Volume (WQV)
    - Min recommended Groundwater Recharge Volume (GRV) provided
    - Mitigation of peak stormwater flows
- **Implementation of a comprehensive routine site cleaning and maintenance program (aka Good Housekeeping)**
  - Litter pickup
  - No vehicle maintenance allowed
  - Semi-annual sweeping of paved areas/walks
    - Fall-after leaf litter
    - Spring-after snowfall
  - Landscape maintenance
    - Grass clippings left in place. No stockpiling on edge of mowed areas or dumping on property
    - Professionally maintained grounds with minimal use of only approved pesticides and fertilizers



- **Implementation of a comprehensive routine site cleaning and maintenance program (aka Good Housekeeping) (cnt'd)**
  - Annual inspection of storm drain system components (CBs, separator structures, outfalls) - accumulated sediments/debris removed.
  - Annual Inspection of bio-retention basins and associated erosion control (rip rap) - accumulated sediments/debris removed and erosion remedied.
- **Snow Removal/Management**
  - Designated on-site snow storage areas, away from resource areas
  - Off-site removal of excess snow
  - Minimize use of salts and ice melt





KEY



SHADED AREAS DENOTE  
PROPOSED SNOW  
STORAGE AREAS

SS-1	STORRS LODGES, LLC HUNTING ROAD STORRS, CT 06268 PHONE: 860.650.8000 FAX: 860.650.8001 WWW.STORRSLODGES.COM	THE LODGES AT STORRS		F.A.H. F. A. Hesketh & Associates, Inc. 6 Cranbury Brook, East Granby, CT 06026 Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects Phone: 860.650.8000 Fax: 860.650.8001 e-mail: m.hesketh@fah.com

# Storage Storage Plan